

09/02/2025

To:

Town of Rolesville Planning Department
Attn: Michael Elabarger
502 Southtown Circle
Rolesville, NC 27571

SUBJECT: Reserve @ Mitchell Mill 5th Submittal CD set
CID-24-04 – Reserve at Mitchell Mill

In response to review comments provided on 06/30/2025, we are providing the following comment responses:

Sheet C-9.1:

1. It appears water will sheet across the intersection of Soundgarden Court and Jonesville Road, and head south. Please confirm there is no catch basin needed on the south side of the intersection.

SREG Response: The storm network in this area has been updated, see Sheet C9.1

2. Please confirm if CB#121 and CB#122 are needed, due to being near the high point, on Soundgarden Court.

SREG Response: This CB has been evaluated and removed, see Sheet C9.1

3. Please confirm if the drainage easement east of Future Days Way continues north, between Lots 173, 174, and 175; the easement linework gets lost in the contours and property lines.

SREG Response: Yes, this drainage easement extends to the ROW of Soundgarden Ct.

4. Please confirm if CB#139 is necessary; it doesn't appear it will collect much drainage.

SREG Response: This CB has been evaluated and removed, see Sheet C9.1

5. Please confirm if both CB#112 and CB#115 are needed in such close proximity.

SREG Response: Yes, both of these structures are needed as they are part of 2 different storm networks

Sheet C-9.2:

6. Please confirm if CB#239 is needed, due to being near the high point on Supersonic Way.

SREG Response: This CB has been evaluated and removed, see Sheet C9.2

7. Please confirm if the drainage easement existing behind Lot 82; the easement linework gets lost in the contours and property lines.

SREG Response: A drainage easement has been added to this rear yard swale, see Sheet C9.2

Sheet C-9.3:

8. Please confirm the design intent is being met with the steep grades for a playground area at the small IPEMA playground.

SREG Response: The small playground layout has been updated and graded accordingly, see Sheet C9.3

9. Ensure the slope at the intersection of Lukin Lane and Lightning Bolt Lane allows for an ADA compliant crosswalk.

SREG Response: The crosswalk in this location directly follows the adjacent road, permissible to match the road slope (with a maximum of 8.33%). This is compliant with PROWAG Standards.

Sheet C-9.8:

10. Please confirm the drainage easement that is labeled behind Lot 70 is still required.

SREG Response: This drainage easement has been removed, see Sheet C9.8

Sheet C-11.0:

11. Ensure the crosswalk at Yellow Moon Court and Pendulum Street allows for ADA compliance.

SREG Response: The slope of this road has been updated, see Sheet C11.0

12. The Town of Rolesville standards call for 50' increments for vertical curve lengths. This was previously met on the plans; please review all profiles and adjust accordingly.

- a. This comment applies to multiple sheets.

SREG Response: The LVC has been adjusted to end in an increment of 50', see Sheet C11.0

13. The revisions of Pendulum Street created steeper grades which will no longer allow for ADA compliant sidewalks. The grade near Station 12+00 was previously less than 5% and is not greater than 6%; please review and adjust accordingly.

- a. The adjustment from ADA compliant grades to non-ADA compliant grades has occurred on several streets and this comment applies to several sheets. Please see markups.

SREG Response: The sidewalk in this location directly follows the adjacent road, permissible to match the road slope (with a maximum of 8.33%). This is fully compliant with PROWAG Standards R302.5

14. The proposed grade of McCready Court does not allow for ADA compliant sidewalks adjacent to the street. Please review.

- a. This occurs on several streets, and this comment applies to several sheets. Please see markups.

SREG Response: The sidewalk in this location directly follows the adjacent road, permissible to match the road slope (with a maximum of 8.33%). This is fully compliant with PROWAG Standards R302.5

Sheet C11.7:

15. Please show the culvert crossing in both the plan and profile views, near Station 18+00; it was previously shown.

SREG Response: The plans have been updated to show the proposed bridge crossing at this location. Please see Sheet C11.7 and the separately submitted bridge plans.

16. A bridge is shown here, but is not indicated on the plan view on any sheets. Please show and label the bridge on all applicable sheets in plan view so it is easy to see and clear the extents.

SREG Response: The plans have been updated to show the proposed bridge crossing at this location. Please see Sheet C11.7 and the separately submitted bridge plans.

Sheet C11.15:

17. The profile slope at Jonesville Road is shown to be 5.79%; please confirm this is correct since it seems steep for a cross-slope.

SREG Response: The proposed grading in this location has been updated, see Sheets C11.15

18. The slope off Jonesville Road for Cornell Garden Street is shown as 4.88%. This will not allow for an ADA compliant pedestrian crossing at this intersection. Please review and adjust accordingly.

SREG Response: The proposed grading in this location has been updated, see Sheets C11.15

19. The slope at the end of Cornell Garden Street, approaching Soundgarden Court is shown to be 4.27%. This will not allow for an ADA compliant pedestrian crossing at this intersection and seems like a steep cross-slope for Soundgarden Court. Please review and adjust accordingly.

SREG Response: The proposed grading in this location has been updated, see Sheets C11.15